

**ORDINANCE NO. 20071101-054**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 104 FERGUSON DRIVE FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT AND LIMITED OFFICE (LO) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services (CS) district and limited office (LO) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-2007-0106, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 2, Chinatown Center Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200300159, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 104 Ferguson Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. An 85-foot building setback shall be established along the easternmost property line that runs along the west property line of the adjacent industrial and commercial properties that lie to the east of the subject Property.


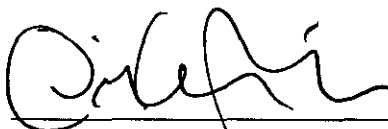
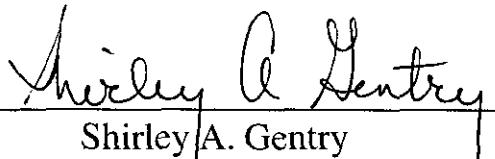
C. The following uses are prohibited uses of the Property:

Automotive repair services	Automotive rentals
Automotive sales	Automotive washing (of any type)
Commercial off-street parking	Funeral services
Outdoor sports and recreation	Residential treatment
Local utility services	Service station
Exterminating services	Hotel-motel
Outdoor entertainment	Community recreation (private)
Community recreation (public)	Off-site accessory parking
Drop-off recycling collection facility	

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, the mixed use (MU) combining district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on November 12, 2007.

**PASSED AND APPROVED**

<u>November 1</u> , 2007	§ § §	 _____ Will Wynn Mayor
<b>APPROVED:</b>  _____ David Allan Smith City Attorney	<b>ATTEST:</b>	 _____ Shirley A. Gentry City Clerk

